



CENTRAL BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING AND PUBLIC HEARING
FEBRUARY 17TH, 2026 6 PM
CENTRAL TOWN HALL CONFERENCE ROOM
1067 WEST MAIN STREET, CENTRAL, SC 29630

AGENDA

1. Call to Order
2. January 20th Meeting Minutes
3. New Business:
 - a. Variance Request for 1500 West Main Street
 - i. Presentation
 - ii. Board Discussion
 - iii. Public Hearing
 - iv. Board Vote
4. Other Business
5. Adjourn



* Updated *

CENTRAL PLANNING COMMISSION
Regular Meeting
February 17th, 2026 – 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL SC, 29630

Disclaimer: Information contained in the "Background Information" section(s) is intended to provide the public with context regarding agenda topics. It is for informational purposes only and does not represent an opinion or position regarding the topic by the Commission or restrict the discussion of the topic by the Commission to the content contained in the section. The Commission strives to be transparent and keep the public informed of the activities of the Commission so that citizens may be aware when topics under consideration may affect them.

1. Call to Order
2. Previous Meeting Minutes Approval
 - a. January 20th, 2026
 - b. November 18th, 2025
3. New Business
 - a. Comprehensive Plan Update to Future Land Use Map
 - i. Background Information: After previous resolutions from the Planning Commission, the Town Planner will present the updated map for approval by the commission.
 - b. Unified Development Ordinance Progress
 - i. Background Information: The Town Planner will provide an update on the progress of the Unified Development Ordinance (UDO). The finalized schedule for review and public input sessions will be shared with the commission.
 - c. Updates from SCDOT Meeting Regarding Existing Traffic Problem Areas
 - i. Background Information: The Chair of the Commission sent a letter to SCDOT District III Engineers requesting a meeting to learn more about the process DOT and other agencies use to identify traffic flow problems and develop plans to improve them. Four areas were specifically discussed
 1. Pepper Street/Main Street/Gaines Street intersections aka the "railroad underpass"
 2. Hwy 123 and Road 18 off ramps and intersections
 3. Road 18 and Hwy 88
 4. Road 18 widening
 - d. Preliminary Plan Review for Development
 - i. Background Information: The Planning Commission will review an edited Preliminary Plan submitted by a landowner for a development at the intersections of Pepper Street, Aiken Street and Tarrant Street. The Planning Commission has reviewed a previous plan for this site and denied it, noting that changes were required to be compliant with the Zoning and LDR ordinances. This action was postponed at the meeting on January 20th after members of the commission had remaining questions regarding sidewalk placement, roadway width, density, and parking allotment.
 - e. Rezoning Application for 400 Simms School Road
 - i. Background Information: Applications submitted for property owner for TID 4075-10-27-6126 and 4075-10-27-7016 totaling approximately 1.3 acres from UD to RM-8 to support duplex construction near SWU.
4. Zoning Administrator Updates
 - a. Background Information: The Commission will ask for updates regarding various activities within the Town including any ongoing development projects and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.
5. Wrap-Up Items and Adjourn
 - a. Upcoming Meetings: Regular Meeting on March 17th and potential special-called meetings TBD



CENTRAL PLANNING COMMISSION
Regular Meeting
February 17th, 2026 – 6:30 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET, CENTRAL SC, 29630

Disclaimer: Information contained in the "Background Information" section(s) is intended to provide the public with context regarding agenda topics. It is for informational purposes only and does not represent an opinion or position regarding the topic by the Commission or restrict the discussion of the topic by the Commission to the content contained in the section. The Commission strives to be transparent and keep the public informed of the activities of the Commission so that citizens may be aware when topics under consideration may affect them.

1. Call to Order
2. Previous Meeting Minutes Approval
 - a. January 20th, 2026
3. New Business
 - a. Comprehensive Plan Update to Future Land Use Map
 - i. Background Information: After previous resolutions from the Planning Commission, the Town Planner will present the updated map for approval by the commission.
 - b. Unified Development Ordinance Progress
 - i. Background Information: The Town Planner will provide an update on the progress of the Unified Development Ordinance (UDO). The finalized schedule for review and public input sessions will be shared with the commission.
 - c. Updates from SCDOT Meeting Regarding Existing Traffic Problem Areas
 - i. Background Information: The Chair of the Commission sent a letter to SCDOT District III Engineers requesting a meeting to learn more about the process DOT and other agencies use to identify traffic flow problems and develop plans to improve them. Four areas were specifically discussed
 1. Pepper Street/Main Street/Gaines Street intersections aka the "railroad underpass"
 2. Hwy 123 and Road 18 off ramps and intersections
 3. Road 18 and Hwy 88
 4. Road 18 widening
 - d. Preliminary Plan Review for Development
 - i. Background Information: The Planning Commission will review an edited Preliminary Plan submitted by a landowner for a development at the intersections of Pepper Street, Aiken Street and Tarrant Street. The Planning Commission has reviewed a previous plan for this site and denied it, noting that changes were required to be compliant with the Zoning and LDR ordinances. This action was postponed at the meeting on January 20th after members of the commission had remaining questions regarding sidewalk placement, roadway width, density, and parking allotment.
 - e. Rezoning Application for 400 Simms School Road
 - i. Background Information: Applications submitted for property owner for TID 4075-10-27-6126 and 4075-10-27-7016 totaling approximately 1.3 acres from UD to RM-8 to support duplex construction near SWU.
4. Zoning Administrator Updates
 - a. Background Information: The Commission will ask for updates regarding various activities within the Town including any ongoing development projects and any enforcement actions or any zoning-related citizen complaints received by the Zoning Administrator.
5. Wrap-Up Items and Adjourn
 - a. Upcoming Meetings: Regular Meeting on March 17th and potential special-called meetings TBD